±7,920 SF INDUSTRIAL BUILDINGS

FOR SALE | SOUTH YUBA CROSSING



South Yuba CROSSING

4525 - 4577 SKYWAY DRIVE | OLIVEHURST, CA

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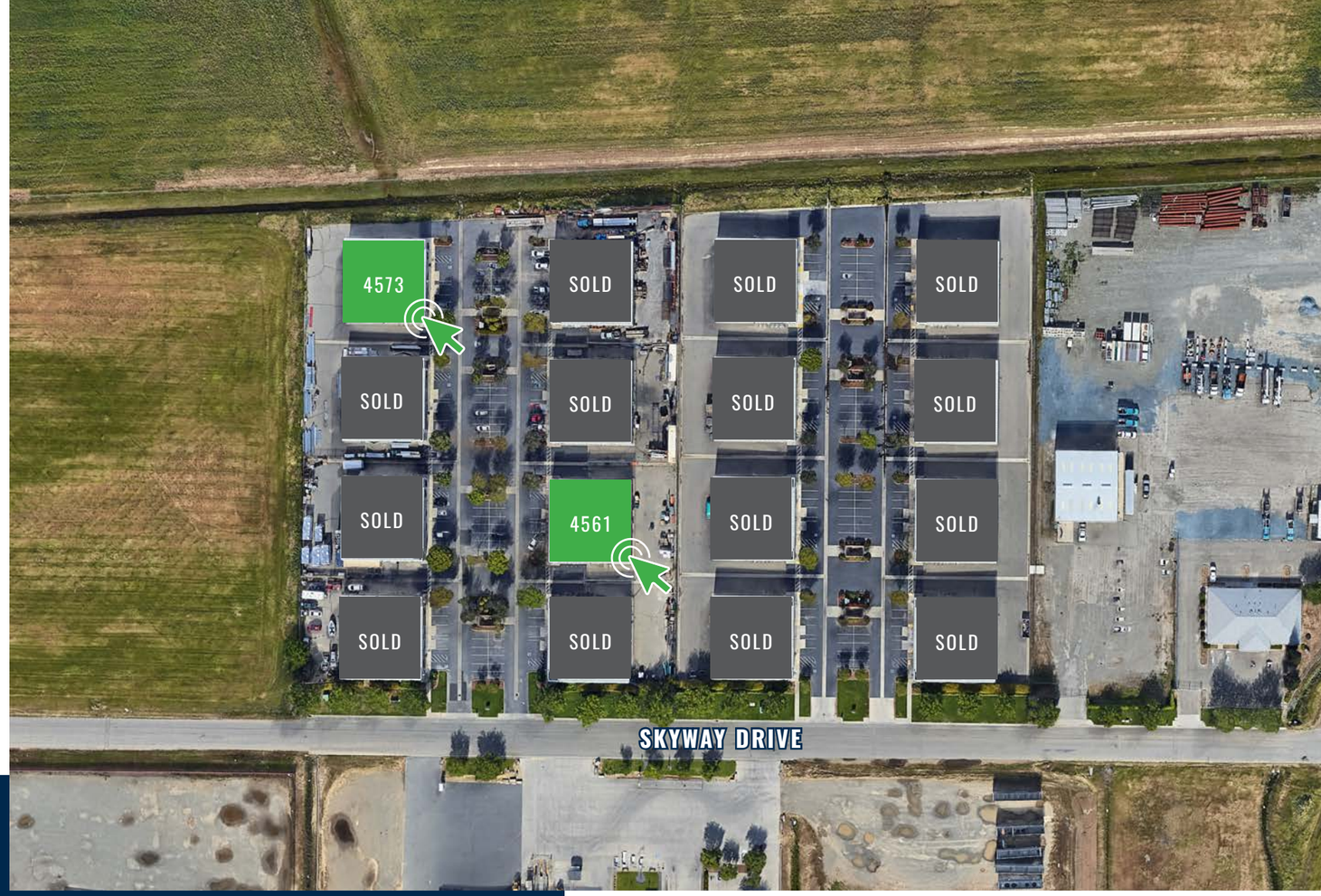
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South Yuba
CROSSING

AVAILABLE UNITS



BUILDING SPECIFICATIONS

BUILDING CONDITION	Office, warehouse, with restrooms *4561 in shell condition
CURRENT LEASE STATUS	Variable
CLEAR HEIGHT	18’
ROLL UP DOOR SIZE	10’ x 12’
AVAILABLE SF PER UNIT	±7,920
DRIVE THRU CAPABLE	Yes

WATER & SEWER	Olivehurst Public Utilities District (OPUD)
YEAR BUILT	2006
GAS & ELECTRIC SERVICE	PG&E
GROUND LEVEL DOORS	4 per building
FULLY-INSULATED	Yes
ZONING	M-2 Heavy Industrial

CLICK ON EACH AVAILABLE UNIT TO VIEW FLOORPLAN

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South Yuba
CROSSING

MARKET ACCESS



DRIVE TIMES

SACRAMENTO VIA HWY 70	40 minutes	**SAN FRANCISCO VIA HWY 80**	2 hours
ROSEVILLE VIA HWY 65	35 minutes	**RENO, NV VIS HWY 20**	2 hours

RECENT DEVELOPMENTS

Yuba City makes the investments necessary to support a thriving business. Recent examples:

- CalTrans improvements on State Highway 99 (N-S) and State Highway 20 (E-W)
- Redevelopment of Yuba City's downtown Plumas Street into a destination shopping district, establishing Yuba City as a regional hub
- Large pool of available labor force
- Tax credit incentives for new hires and business development

TAX INCENTIVES

ROADWAY IMPROVEMENT

CONSTRUCTION/DEVELOPMENTS

CENTRAL LOCATION

WITH MAJOR HIGHWAY ACCESSIBILITY



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